

RETAIL SPACE
FOR LEASE

North Woods Shopping Center

1201-1321 BRUCE B DOWNS BLVD • WESLEY CHAPEL, FL • 33544



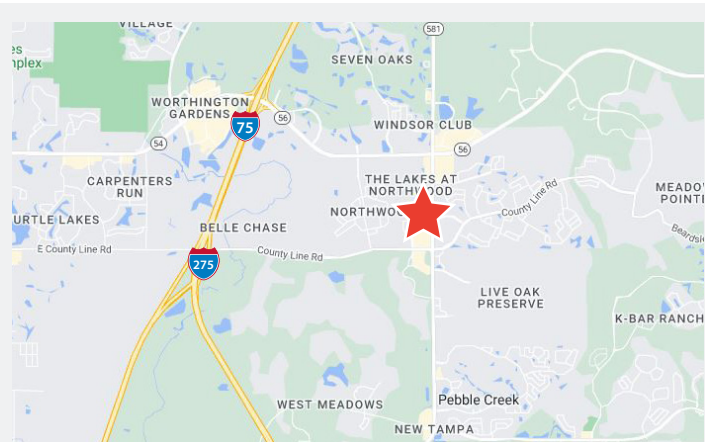
ONLY 1 VACANCY IN THIS HIGHLY DESIRED LOCATION

PROPERTY OVERVIEW

Property Type	Retail Center
Property Size	297,666 sf
Class	B
Year Built	1977 (Renov 2019)
Parking	3/1,000

PROPERTY FEATURES

- + Target anchored shopping center
- + Join national tenants - Target, Marshalls, Kirklands, Jimmy John's, Petco, and more
- + Where Wesley Chapel meets New Tampa on Bruce B Downs Blvd
- + High visibility with a tremendous daily traffic count of 42,600 vehicles per day and strong demographics



LOCATION

- + Ideally located along the intersection of Bruce B Downs Blvd and County Line Rd
- + Multiple points of ingress/egress allowing for easy and convenient access
- + Situated in the rapidly growing Pasco County
- + Only 7 minutes from I-75



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DEMOGRAPHIC INFORMATION 5 MILE RADIUS HIGHLIGHTS

Source: CoStar Group 2023 Data



130,723
POPULATION



46,544
HOUSEHOLDS



\$95,591
MEDIAN HH INCOME



38
MEDIAN AGE



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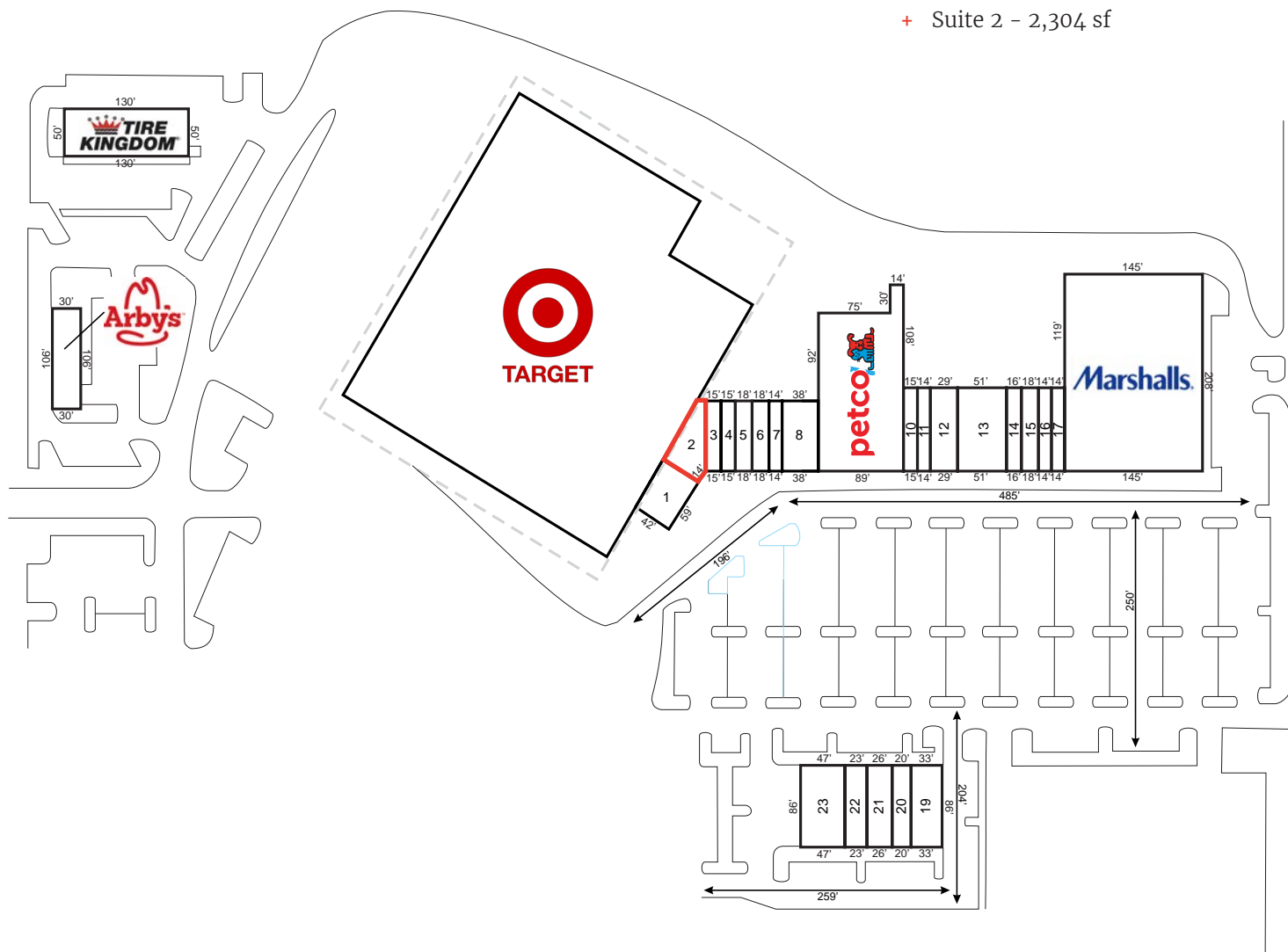
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AVAILABILITIES

+ Suite 2 - 2,304 sf



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